

# **LHMP ANNEX**

## **City of Sebastopol**

### **Introduction**

The City of Sebastopol is located in western Sonoma County, California. The City has a population of 8,000 people, based on the 2004 census from the State Department of Finance. In fiscal year 2005/2006, the City's budget was \$10,385,667. The City employs 48 full time employees and has 59 reserve and volunteer staff. The City provides local police and fire services, water and sewer utilities, street and park maintenance, planning, building and engineering services as well as administration and management functions.

### **The Planning Process**

Many elements of the Hazard Mitigation process were familiar to the City through past activities conducted in this area. In 1993 the City prepared its General Plan, which identified mitigation measures for fire, geologic, seismic and flood hazards in the document's Health and Safety Element. In 1995, the City passed Municipal Code Section 15.32, adopting flood plain management regulations for those areas within flood zones established by the Federal Insurance Administration. In addition, the City routinely enforces the requirements of the California Environmental Quality Act (CEQA) requirements (which, since 1988, have required mitigation for identified natural hazards). In 1970, the City adopted a plan to require property owners to mitigate un-reinforced commercial buildings that did not meet minimum seismic standards. To date, all identified buildings have been retrofitted. The City also has a program in place, utilizing re-development funds, to provide loans to homeowners for rehabilitation including seismic upgrades. The City's effort has focused on utilizing these pre-existing programs to identifying gaps that may lead to disaster vulnerabilities in order to establish methodologies to mitigate these hazards.

Many of the activities conducted by the City were fed into the planning process for the multi-jurisdictional plan. The City participated in an ABAG workshop on June 8<sup>th</sup>, 2004 and April 14<sup>th</sup>, 2005. The City has provided written comments on the ABAG multi-jurisdictional plan and provided information on facilities that are viewed as "critical" to ABAG.

Once a draft Annex and Infrastructure Mitigation Strategies were prepared, meetings were held with the Planning, Public Works, Building, Police, Finance and Engineering departments to review the document. After all comments were incorporated, a final draft was disseminated to all City Department Heads and the City Manager on November 22, 2006. The mitigation strategies will become an implementation appendix to this Safety Element.

## Hazard and Risk Assessment

The ABAG multi-jurisdictional Local Hazard Mitigation Plan, to which this is an Annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfire and drought). These hazards all impact the community, except for Tsunamis.

The City has conducted a number of general hazard mapping activities in the first Health & Safety Element prepared by the City. These maps are fairly detailed but because of their age are not yet available in an electronic format. To view comparable hazard maps, the ABAG website can be accessed at: <http://quake.abag.ca.gov/mitigation/>.

Information on disasters declared in Sonoma County is at:  
<http://quake.abag.ca.gov/mitigation/disaster-history.html>.

The City examined the hazard exposure of City urban land based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 1225 acres in the City,

- ◆ Earthquake faulting – No direct earthquake fault lines were identified within the city. The Healdsburg/Rogers Creek Fault lies 6 miles to the east and the San Andreas Fault lies 11 miles to the west.
- ◆ Earthquake shaking – Approximately 150 acres are in the high category of shaking potential, and 1075 acres are in the moderate shaking potential category. This is due to the close proximity to both the Rogers Creek and San Andreas Fault zones.
- ◆ Earthquake induced landslides - The California Geologic Survey has not yet mapped this hazard in the City. Zones of geologic instability have been mapped in detail and are available in the General Plan.
- ◆ Earthquake liquefaction – approximately 183 acres are in areas of moderate, high or very high liquefaction susceptibility.
- ◆ Tsunamis – Due to its inland location, there is no tsunami hazard in Sebastopol.
- ◆ Flooding - 192 acres are in the 100-year flood plain, while an additional 26 acres are in other flood-prone areas
- ◆ Landslides – Approximately 1063 acres are subject to low potential for landslides
- ◆ Wildfire – 15 acres are in areas of high or very high wildfire threat because of the urban interface nature of the City. Another 1099 acres are in areas affected by wildland/urban interface. This reflects the wildland nature surrounding the city of Sebastopol
- ◆ Dam Inundation - 195 acres are subject to dam inundation, in those same areas identified for flooding.
- ◆ Drought – all 1225 acres are subject to drought.

The City also examined the hazard exposure of infrastructure based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 23 miles of maintained roadways in the City,

- ◆ Earthquake Faulting – There are no active faults in Sebastopol to cause ground rupture of city streets.
- ◆ Earthquake shaking - 8 miles of roadway are in the highest two categories of shaking potential.
- ◆ Earthquake induced landslides – Because limited development has occurred in areas of geologic instability areas, no roads have been identified in landslide susceptible areas.
- ◆ Earthquake liquefaction - 8 miles of roadway are in areas of moderate, high, or very high liquefaction susceptibility
- ◆ Tsunami – No tsunami threat exists in the City
- ◆ Flooding - 8 miles of roadway are in the 100-year flood plain, while an additional one mile is in other flood-prone areas
- ◆ Landslides – less than 10 miles of roads are in landslide susceptible areas.
- ◆ Wildfire – There are no miles of roadway in the wildland threat area.
- ◆ Dam Inundation - 8 miles of roadways are subject to dam inundation
- ◆ Drought – in not a hazard for roadways

Finally, the City examined the hazard exposure of critical health care facilities, schools, and city-owned buildings based on the information on ABAG's website at <http://quake.abag.ca.gov/mitigation/pickcrit.html>. Of the critical facilities in the City,

- ◆ Earthquake faulting - There are no active faults inside the city.
- ◆ Earthquake Shaking - All 5 schools, and Palm Drive Hospital are in areas of moderate shaking potential. City facilities in high shaking hazard areas include the Sebastopol Community Center and Teen Annex, the city sewer pumping facility and the main sewer transmission pipeline.
- ◆ Earthquake induced landslides – Because limited development has occurred in areas of geologic instability, no critical facilities are in these areas based on City maps.
- ◆ Earthquake liquefaction – The city's sewer collection pump station and the pressurized sewer transmission main are located in areas susceptible to liquefaction and ground failure.
- ◆ Tsunamis – No tsunami threat exists in the City.
- ◆ Flooding - no critical health care facilities or schools are in either the 100-year or 500 year flood plain areas. The city owned sewer pump station located at Morris St. is in the 100-year flood zone, but protected from flooding.
- ◆ Landslides - No critical health care facilities, schools, or city-owned facilities are in areas of existing landslides;
- ◆ Wildfire – No critical facilities are in wildland-urban interface threat areas.
- ◆ Dam Inundation - No critical facilities are in the dam inundation zone.

- ◆ Drought – Drought will not affect City buildings directly, but the City does operate a water supply and distribution system, based on local ground water supplies.

There is total of 11 repetitive flood loss properties in the City based on the information at <http://quake.abag.ca.gov/mitigation/pickflood.html>.

The City has performed a risk assessment survey of un-reinforced masonry buildings located in the City. This information is available at the Sebastopol Building Department.

Drought, though a potential problem in the City, is not fully assessed. The City will work with ABAG and other local water agencies as necessary on this issue.

The City plans to work with ABAG to develop specific information about the kind and level of damage to buildings, infrastructure and critical facilities which might result from any of the hazards previously noted. The ABAG Annex states that ABAG will be doing this work in 2005 through 2006.

As these impacts are not fully developed, the City has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (particularly shaking), flooding, wildfire, and landslides (including unstable earth, pose a significant risk for potential loss.

## **Mitigation Activities and Priorities**

As a participant in the ABAG multi-jurisdictional planning process, City staff helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The list was discussed at a meeting of the city administrative staff, including the Police Chief, Fire Chief, City Manager, Assistant to the City Manager, Finance Director, Public Works Director, Planning Director and Chief Building Official, on December 13, 2006 and February 21, 2007. At the meeting, the strategies were reviewed. The tentative decision on priority was made based on a variety of criteria, not simply on an economic cost-benefit analysis. These criteria include being technically and administratively feasible, politically acceptable, socially appropriate, legal, economically sound, and not harmful to the environment or our heritage.

Over time, we are committed to developing better hazard and risk information to use in making those trade-offs. We are not trying to create a disaster-proof region, but a disaster-resistant one. In addition, many of the strategies are existing City programs. While no strategies are currently identified as having a High priority, the City may, in the course of reviewing mitigation strategies that have not yet been considered, identify activities with high or very high priorities and may seek funding support for initiation of those activities.

These draft priorities were submitted to the City Manager for review and were agendaized and adopted at the April 3, 2007 City Council meeting. The public was provided with an opportunity to comment on the DRAFT priorities at this meeting. The

final strategies (as shown in the attached Table) will become an *Implementation Appendix* to the City's *Safety Element*.

## **The Plan Maintenance and Update Process**

The City's Fire Chief will ensure that monitoring of this Annex will occur. The plan will be monitored on an on-going basis. However, the major disasters affecting our community, legal changes, notices from ABAG as the lead agency in this process, and other triggers will be used. Finally, the Annex will be a discussion item at a meeting of the City department heads at least once a year in October. At that meeting, the department heads will focus on evaluating the Annex in light of technological and political changes during the past year or other significant events. This group will be responsible for determining if the plan should be updated.

The City of Sebastopol is committed to reviewing and updating this plan annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The City Fire Chief will contact ABAG four years after this plan is approved to ensure that ABAG plans to undertake the plan update process. If so, the City again plans to participate in the multi-jurisdictional plan. If ABAG is unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other agencies will be contacted, including the Sonoma County Department of Emergency Services. Counties should then work together to identify another regional forum for developing a multi-jurisdictional plan.

The public will continue to be involved whenever the plan is updated, and as appropriate during the monitoring and evaluation process. Prior to adoption of updates, the City will provide the opportunity for the public to comment on updates. A public notice will be posted prior to the meeting to announce the comment period and meeting time and location.